



To the Honorable Council
City of Norfolk, Virginia

May 19, 2015

From: George M. Homewood, AICP, CFM, Planning Director

Subject: **Change of zoning from R-8 (Single-Family) district to conditional C-2 (Corridor Commercial) and a special exception for the operation of a car wash – Coastal Breeze Car Wash**

Reviewed:
Ronald H. Williams, Jr.
Deputy City Manager

Ward/Superward: 5/6

Approved:
Marcus D. Jones, City Manager

Item Number: **PH-4**

- I. **Staff Recommendation: Approval**, subject to the attached conditions. Staff supports the requests given the improvements proposed to the site and considering the overwhelming support expressed amongst the civic leagues and the unanimous approval from the Planning Commission. However, it should be noted that Staff originally recommended denial, on the principle that any further extension of commercial into the neighborhood could present a precedent for inappropriate commercial encroachment proposals in the future.
- II. **Commission Action:** By a vote of **7 to 0**, the Planning Commission recommends **Approval**.
- III. **Request:**
 - Change of zoning from R-8 (Single-Family) to conditional C-2 (Corridor Commercial)
 - Special exception for the operation of a car wash
- IV. **Applicants: Kent Winquist**
- V. **Description:**
 - This site has operated as a car wash since 1978 and predates the current requirement for a special exception; the use of the site is legally nonconforming.
 - The applicant is requesting to expand and reconfigure the existing car wash facility which requires that the site comply with current regulations.
 - A rezoning of property abutting the current site to the rear (north) will be required.
 - As currently zoned, there is clear line of demarcation along East Little Creek Road between the commercial and residential zoning.
 - The rezoning of the residential parcel would create an illogical extension of a commercial boundary into the existing residential neighborhood and could provide precedent for future commercial encroachment.
 - The rezoning would extend commercial activity along Glade Road, and have a potential negative impact on the abutting residential neighborhood.

Staff point of contact: Matt Simons at 664-4750, Matthew.Simons@norfolk.gov

Attachments:

- Staff Report to CPC dated April 23, 2015 with attachments
- Proponents and Opponents
- Ordinance



Planning Commission Public Hearing: April 23, 2015

Executive Secretary: George M. Homewood, AICP, CFM *GMH*

Staff: Ashton Jones, AICP, CFM *AJ*

| | | |
|----------------------|------------------------------------------------|-----------------------------------------------------------------------|
| Staff Report | | Item No. 9 |
| Address | 908 East Little Creek Road and 7923 Glade Road | |
| Applicant | Coastal Breeze Car Wash | |
| Requests | Rezoning | R-8 (Single-Family) district to conditional C-2 (Corridor Commercial) |
| | Special Exception | Car Wash |
| Property Owner | Greg Winqvist | |
| Site Characteristics | Site Area | 35,610 sq. ft. |
| | Zoning | C-2 and R-8 |
| | Neighborhoods | Crossroads and South Bayview |
| | Character District | Suburban |
| Surrounding Area | North | R-8; single-family homes |
| | East | C-2 and R-8; Tidewater Auto and Truck Mart and single-family homes |
| | South | C-2; Little Creek Tire and Auto Service |
| | West | C-2 and R-8; vacant and single-family homes |



A. Summary of Request

The request is to allow for the expansion and reconfiguration of the existing SSS Car Wash facility, with a new name, Coastal Breeze Car Wash

B. Plan Consistency

- *plaNorfolk2030* designates the property at 7923 Glade Road as single-family traditional, making the proposed change of zoning inconsistent with *plaNorfolk2030*.
- *plaNorfolk2030* designates the property at 908 East Little Creek Road as commercial, making the proposed use, excluding the 7923 Glade Road property, consistent with *plaNorfolk2030*.

C. Zoning Analysis

i. General

- The site is located in a C-2 district, which permits the proposed use with a special exception.
- This site has operated as a car wash since 1978 and predates the current requirement for a special exception; the use of the site is legally nonconforming.
- The applicant is requesting to expand and reconfigure the existing car wash facility which requires that the site comply with current regulations.
 - A rezoning of property abutting the current site to the rear (north) will be required.
 - R-8 to conditional C-2.
 - The required special exception which would cover the existing site and the additional property to the north.
- The existing establishment will be expanded and modified:
 - The existing house on the residential property proposed for a rezoning would be demolished.
 - An addition to the existing car wash facility is proposed and the creation of a new drive aisle and stacking area.
 - A new vacuum system will be installed throughout the site while the current hand drying operation will be replaced by an indoor mechanized system.
- Existing commercial properties along this portion of East Little Creek extend 250 feet north from East Little Creek Road.
 - As currently zoned, there is clear line of demarcation along East Little Creek Road between the commercial and residential zoning.
 - The rezoning of the residential parcel would create an illogical extension of a commercial boundary into the existing residential neighborhood and could provide precedent for future commercial encroachment.
 - The rezoning for the use as a stacking and drive aisle would intrude into and have a potential negative impact on the abutting residential neighborhood.

| | Proposed |
|--------------------|-------------------------------------------------|
| Hours of Operation | 7:00 a.m. until 9:00 p.m., Seven days a week |

ii. **Parking**

- The required parking for a car wash in the Suburban Character District is one space per 250 square feet of building.
 - The existing building and addition shows compliance with parking requirements.

iii. **Flood Zone**

- The property is in an X Flood Zone which is a low risk flood zone.

D. Transportation Impacts

No additional trips are forecast related to the proposed site circulation changes for the existing car wash operation on the site.

E. Impact on the Environment

- The applicant is proposing substantial landscaping improvements.
 - These proposed improvements would constitute land disturbance over 2500 square foot and thus the project would be required to be approved through site plan review process.

F. Impact on Surrounding Area/Site

While the site is located on the Little Creek Road commercial corridor, this application proposes to encroach into the residential neighborhood by one additional parcel.

G. Payment of Taxes

The owner of the property is current on all real estate taxes.

H. Civic League

- Letter was sent to the Crossroads and South Bayview Civic Leagues on March 31.
- A letter of support was received from the Cross Roads Civic League.

I. Community Outreach/Notification

- Legal notice was posted on the property on March 17.
- Letters were mailed to all property owners within 300 feet of the property on April 9.
- Legal notification was placed in *The Virginian-Pilot* on April 9 and April 16.

J. Recommendation

- Staff recommends that both requests be **denied**.
- However, should the Commission decide to approve the request, the following conditions are recommended:

Car Wash

- a. The hours of operation for the facility shall be from 7:00 a.m. until 9:00 p.m., seven days a week. No use of the facility outside of the hours of operation listed herein shall be permitted.
- b. The project is required to go through site plan review. The project will be generally designed in accordance with the conceptual site plan attached hereto and marked "Exhibit B."
- c. Any nonconforming fences and signs on the site shall be removed, or modified in order to become fully compliant with the *Zoning Ordinance*.
- d. No razor wire or barbed wire shall be permitted on the site.
- e. No vehicle associated with this facility shall be parked or anyway otherwise displayed within any sight triangle, public right-of-way or on any unimproved surface.
- f. The dumpster or trash containers shall not be visible from any public right-of-way, and shall be screened with a wall or solid fence, to include a locking gate.
- g. During all hours of operation, the facility operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the Special Exception so as to keep such areas free of litter, refuse, solid waste, and any bodily discharge.
- h. The property shall be kept in a clean and sanitary condition at all times.
- i. No additional sheds shall be constructed, reconstructed or added on the site.
- j. The facility shall maintain a current, active business license at all times while in operation.

Conditional Rezoning – Proffered condition (only covers site to be rezoned)

- a. The site shall be generally designed in accordance with the "908 E. Little Creek Road Concept Plan" as prepared by Blakeway Corp. and dated March 2, 2015 subject to any revisions made through the site plan review process.

Attachments

- Location Map
- Zoning Map
- Applications
- Landscape Plan
- Letters to the Civic League
- Letters of Support

Proponents and Opponents

Proponents

Kent Winqvist – Applicant
908 E Little Creek Rd.
Norfolk, VA 23518

Henry Brown
8051 Chesapeake Blvd.
Norfolk, VA 23518

Peggy Russell
1147 Elk Ave.
Norfolk, VA 23518

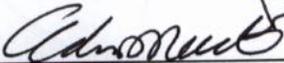
Garland Russell
1147 Elk Ave.
Norfolk, VA 23518

Elmer Tolle
770 Independence Cir.
Virginia Beach, VA 23455

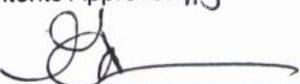
Opponents

Tom Fritz
7928 Westcliff Dr.
Norfolk, VA 23518

Form and Correctness Approved:

By 
Office of the City Attorney

Contents Approved: AJ

By 
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE TO REZONE PROPERTY LOCATED AT 7923 GLADE ROAD FROM R-8 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO CONDITIONAL C-2 (CORRIDOR COMMERCIAL) DISTRICT.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That the property located at 7923 Glade Road is hereby rezoned from R-8 (Single-family Residential) District to Conditional C-2 (Corridor Commercial) District. The property is more fully described as follows:

Property fronting 50 feet, more or less, along the western line of Glade Road beginning 253 feet, more or less, from the northern line of East Little Creek Road and extending northwardly; premises numbered 7923 Glade Road.

Section 2:- That the property rezoned by this ordinance shall be subject to the following condition:

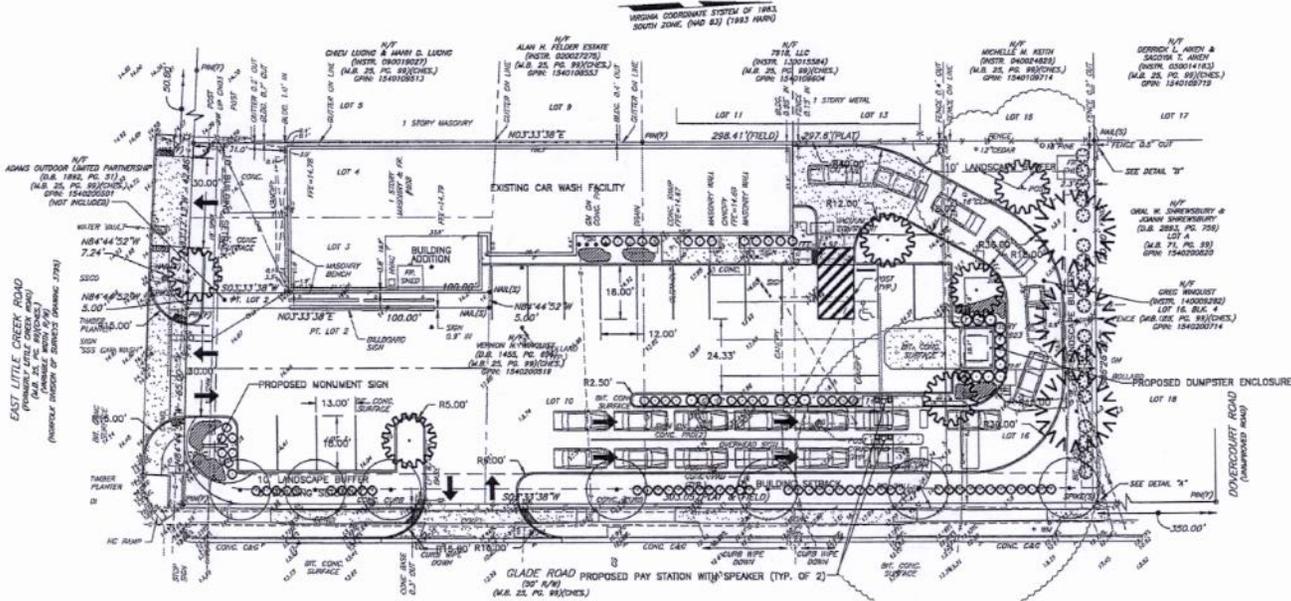
- (a) The site shall be generally designed in accordance with the conceptual site plan prepared by Blakeway Corporation, dated March 2, 2015, attached hereto and marked as "Exhibit A," subject to any revisions required by the City as part of the site plan review process.

Section 3:- That the official Zoning Map for the City of Norfolk is hereby amended and reordained so as to reflect this rezoning.

Section 4:- The Council hereby finds that this zoning amendment is required by public necessity, convenience, general welfare, or good zoning practice.

Section 5:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT:
Exhibit A (1 page)



| SITE ANALYSIS | |
|------------------------|---------------|
| EXISTING PARCEL AREA: | 35,610.38± sf |
| PROPOSED PARCEL AREA: | 0.81± ac. |
| EXISTING ZONING: | 35,610.38± sf |
| PROPOSED ZONING: | 0.81± ac. |
| EXISTING ZONING: | C-2 AND R-8 |
| PROPOSED ZONING: | C-2 |
| BUILDING SETBACKS | REQUIRED |
| FRONT | 10' |
| SIDE | 5' |
| REAR | 0' |
| LANDSCAPE BUFFER | REQUIRED |
| FRONT | 10' |
| SIDE | 10' |
| REAR | 10' |
| PARKING: | |
| REQUIRED: | 1 SPACE |
| (7 SPACE PER WASH BAY) | |
| PROVIDED: | 16 SPACES |

- GENERAL NOTES:**
1. THE PROPOSED IMPROVEMENTS WERE DEVELOPED PER THE CITY'S ZONING ORDINANCE FOR C-2 ZONED PROPERTY.
 2. AUTO MOBILE CAR WASH REQUIRES A SPECIAL USE PERMIT PER CITY'S ZONING ORDINANCE.
 3. BLAKEWAY RECOMMENDS INVESTIGATION INTO THE STORMWATER MANAGEMENT PRACTICES TO MEET ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS.
 4. EXISTING CONDITIONS INFORMATION WAS PROVIDED BY EXISTING SURVEY INFORMATION PERFORMED BY BLAKEWAY CORPORATION.



Blakeway Corp
 surveying | engineering | project management
 719 INDEPENDENCE CIRCLE, SUITE 800
 VIRGINIA BEACH, VIRGINIA 23462
 TEL: 757-235-9961
 FAX: 757-235-9161
 LAST REVISED: 4/3/15

908 E. LITTLE CREEK RD CONCEPT PLAN

Form and Correctness Approved:

Contents Approved:

By Office of the City Attorney

By DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION TO PERMIT THE OPERATION OF A CAR WASH KNOWN AS "COASTAL BREEZE CAR WASH" ON PROPERTY LOCATED AT 908 EAST LITTLE CREEK ROAD AND 7923 GLADE ROAD.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted authorizing the operation of a Car Wash known as "Coastal Breeze Car Wash" on property located at 908 East Little Creek Road and 7923 Glade Road. The property which is the subject of this Special Exception is more fully described as follows:

Property fronts 108 feet, more or less, along the northern line of East Little Creek Road and 303 feet, more or less, along the western line of Glade Road; property does not include a five foot parcel along the northern line of East Little Creek Road; premises numbered 908 East Little Creek Road and 7923 Glade Road.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

- (a) The hours of operation for the car wash shall be from 7:00 a.m. until 9:00 p.m., seven days per week. No use of the facility outside of the hours of operation listed herein shall be permitted.
- (b) The site shall be generally designed in accordance with the conceptual site plan prepared by Blakeway Corporation, dated March 2, 2015, attached hereto and marked as "Exhibit A," subject to any revisions required by the City as part of the site plan review process.
- (c) Notwithstanding any other regulations pertaining to temporary window signage in Chapter 16 of the Zoning Ordinance of the City of Norfolk, 1992 (as

amended), no less than 85% of the glass areas of the ground floor shall remain transparent as defined in the Zoning Ordinance.

- (d) A hazardous materials management plan detailing the methods to be employed in order to mitigate the infiltration of petroleum-based materials or waste associated with car washes being conducted on the property into groundwater or surface waters shall be prepared and submitted to the Department of Planning. Once approved, the plan shall be fully and continuously implemented.
- (e) All nonconforming fences and signs on the site shall be removed or modified in order to become fully compliant with the applicable regulations of the Zoning Ordinance of the City of Norfolk, 1992.
- (f) There shall be no razor wire permitted on the site and any existing razor wire shall be removed.
- (g) No vehicle shall be parked within any sight distance triangle on the property, any public right-of-way, or any unimproved surface.
- (h) On-site lighting shall be directed and shielded so as not to cast glare onto any adjacent residential properties.
- (i) Any dumpster on the property shall be gated, not visible from any public right-of-way, and screened with materials that complement the building.
- (j) During all hours of operation, the facility operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the Special Exception so as to keep such areas free of litter, refuse, solid waste, and any other bodily discharge.
- (k) The property shall be kept in a clean and sanitary condition at all times.
- (l) The facility shall maintain a current, active business license at all times while in operation.

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely that:

- (a) The proposed use and development will be in harmony with the objectives and policies of the adopted General Plan of Norfolk and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;
- (b) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- (c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;
- (d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;
- (e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- (f) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
- (g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;
- (h) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;

- (i) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole;
- (j) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and
- (k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

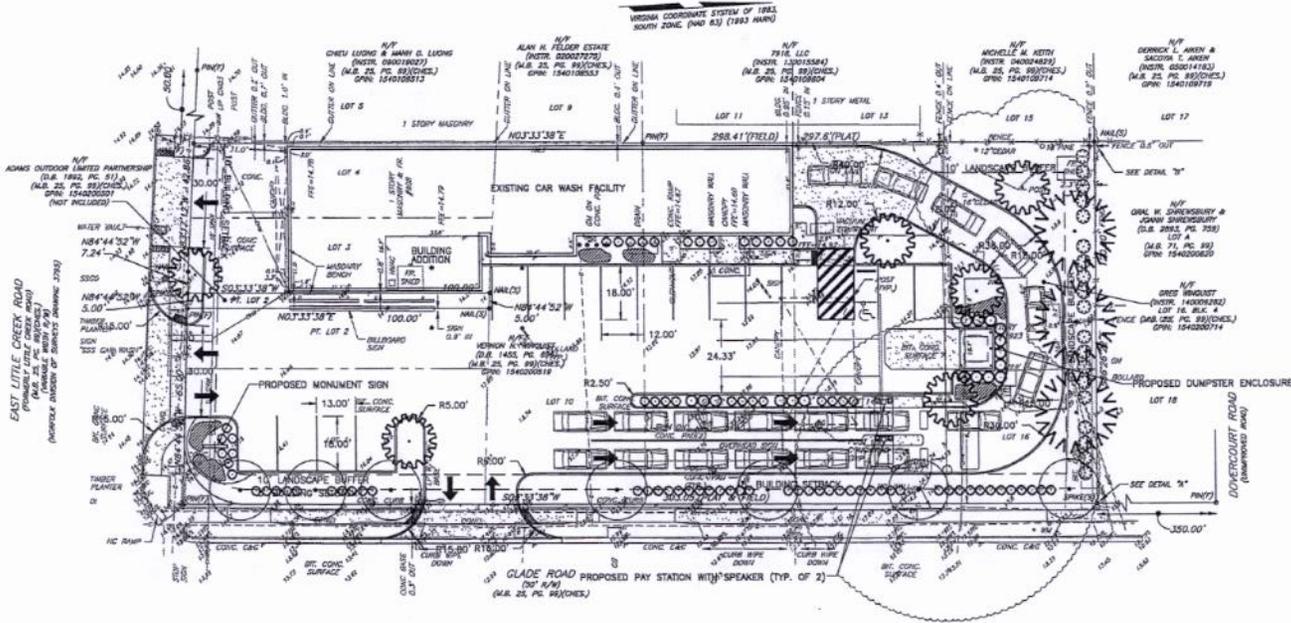
Section 4:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT:
Exhibit A (1 page)

| SITE ANALYSIS | |
|------------------------|---------------|
| EXISTING PARCEL AREA: | 35,610.36± sf |
| PROPOSED PARCEL AREA: | 0.81± ac. |
| EXISTING ZONING: | C-2 AND R-8 |
| PROPOSED ZONING: | C-2 |
| BUILDING SETBACKS: | REQUIRED |
| FRONT: | 10' |
| SIDE: | 5' |
| REAR: | 5' |
| LANDSCAPE BUFFER: | REQUIRED |
| FRONT: | 10' |
| SIDE: | 10' |
| REAR: | 10' |
| PARKING: | |
| REQUIRED: | 1 SPACE |
| (1 SPACE PER WASH BAY) | |
| PROVIDED: | 16 SPACES |

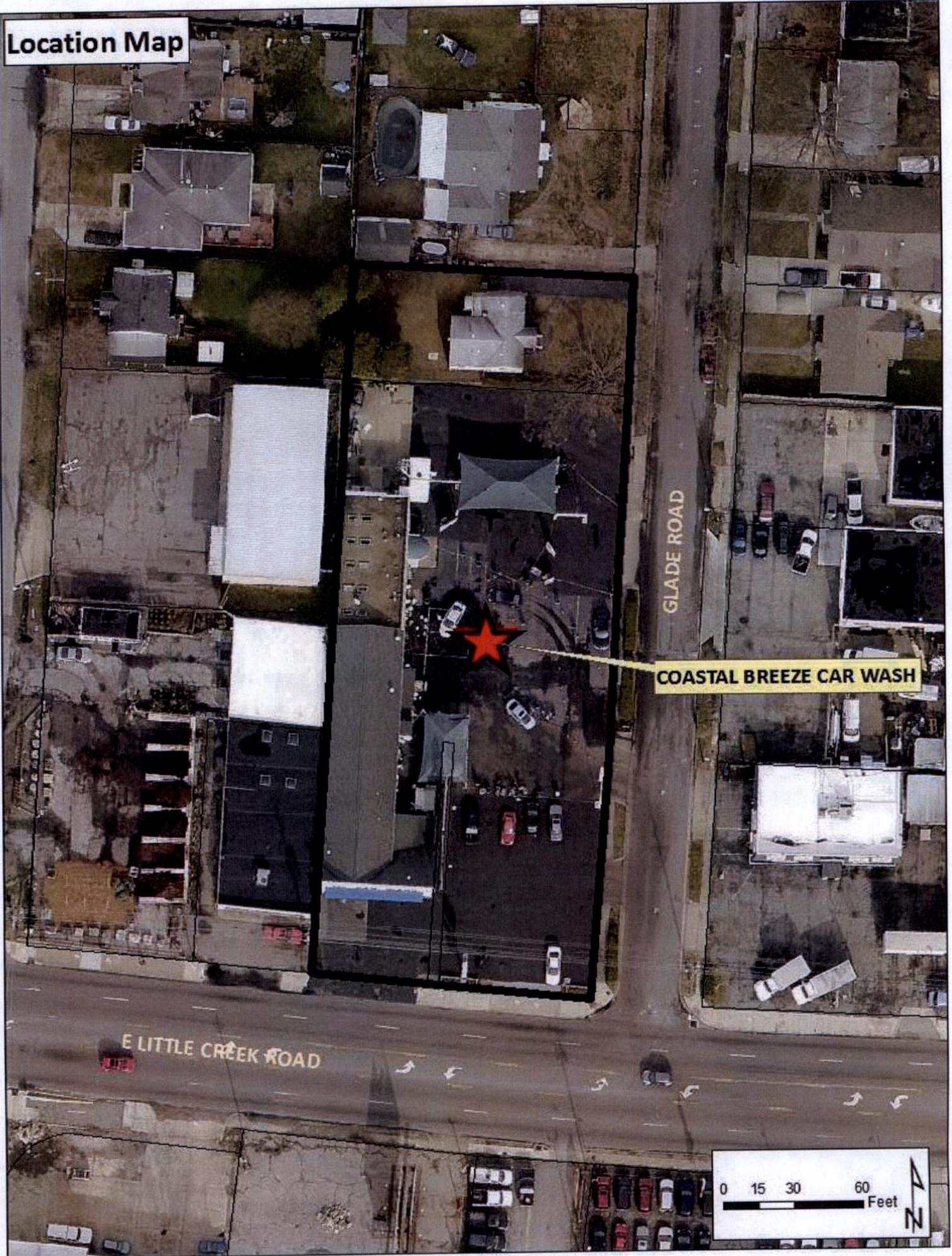
GENERAL NOTES:

1. THE PROPOSED IMPROVEMENTS WERE DEVELOPED PER THE CITY'S ZONING ORDINANCE FOR C-2 ZONED PROPERTY.
2. AUTO MOBILE CAR WASH REQUIRES A SPECIAL USE PERMIT PER CITY'S ZONING ORDINANCE.
3. BLAKEWAY RECOMMENDS INVESTIGATION INTO THE STORMWATER MANAGEMENT PRACTICES TO MEET ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS.
4. EXISTING CONDITIONS INFORMATION WAS PROVIDED BY EXISTING SURVEY INFORMATION PERFORMED BY BLAKEWAY CORPORATION.



Blakeway Corp
 surveying | engineering | project management
 715 INDEPENDENCE CIRCLE SUITE 100
 VIRGINIA BEACH, VIRGINIA 23462
 TEL: 757-235-6911 FAX: 757-235-6913
LAST REVISED: 4/3/15

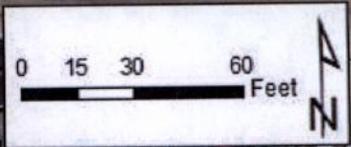
Location Map



GLADE ROAD

COASTAL BREEZE CAR WASH

E LITTLE CREEK ROAD



Zoning Map

WESTCLIFF DRIVE

R-7

R-7

R-7

DOVERCOURT ROAD

R-8

R-8

R-8

R-8

GLADE ROAD

ARDMORE ROAD

C-2

C-2

C-2

C-2

COASTAL BREEZE CAR WASH

E LITTLE CREEK ROAD

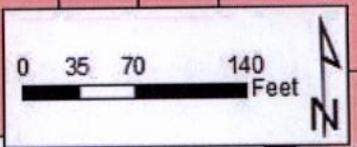
C-2

C-2

MERRITT STREET

IN-1

AVENUE J



C-2

R-8



**APPLICATION
CONDITIONAL CHANGE OF ZONING**

Date of application: 3-5-15

Conditional Change of Zoning

From: R-8 Zoning To: Conditional C-2 Zoning

DESCRIPTION OF PROPERTY

Property location: (Street Number) 7923 (Street Name) Glade Road
Norfolk, Virginia 23518

Existing Use of Property: Single Family Residents

Current Building Square Footage 890

Proposed Use To be used for parking spaces, drive aisles, and dumpster enclosure for existing car wash facility.

Proposed Building Square Footage 200

Trade Name of Business (If applicable) Coastal Breeze Car Wash (formally SSS Express Car Wash)

APPLICANT

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

1. Name of applicant: (Last) Winqvist (First) Kent (MI)

Mailing address of applicant (Street/P.O. Box): 908 East Little Creek Road

(City) Norfolk (State) VA (Zip Code) 23518

Daytime telephone number of applicant (757) 785-4072 Fax ()

E-mail address of applicant: kentw45@hotmail.com

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508
Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569
(Revised January, 2015)

**Application
Conditional Rezoning
Page 2**

AUTHORIZED AGENT (if applicable)

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

2. Name of applicant: (Last) (First) (MI)

Mailing address of applicant (Street/P.O. Box):

(City) (State) (Zip Code)

Daytime telephone number of applicant () Fax ()

E-mail address of applicant:

PROPERTY OWNER

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

3. Name of property owner: (Last) ^{G&KW, L.L.C.} (First) ^{Greg} (MI)

Mailing address of property owner (Street/P.O. box): ^{908 East Little Creek Road}

(City) ^{Norfolk} (State) ^{VA} (Zip Code) ²³⁵¹⁸

Daytime telephone number of owner () ⁷⁸⁵⁻⁴⁰⁷² email: ^{gregw1953@hotmail.com}

CIVIC LEAGUE INFORMATION

Civic League contact: ^{Crossroads Civic League and South Bayview Civic League}

Date(s) contacted: ^{2/12/15 and 2/23/15}

Ward/Super Ward information: ^{Ward 5 and Super Ward 6}

CERTIFICATION:

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: Greg Wingvist Sign: Greg Wingvist 3-5-2015
(Property Owner or Authorized Agent of Signature) (Date)

Print name: Kent Wingvist Sign: Kent Wingvist 3-5-2015
(Applicant) (Date)

ONLY NEEDED IF APPLICABLE:

Print name: _____ Sign: _____ / ____ / ____
(Authorized Agent Signature) (Date)

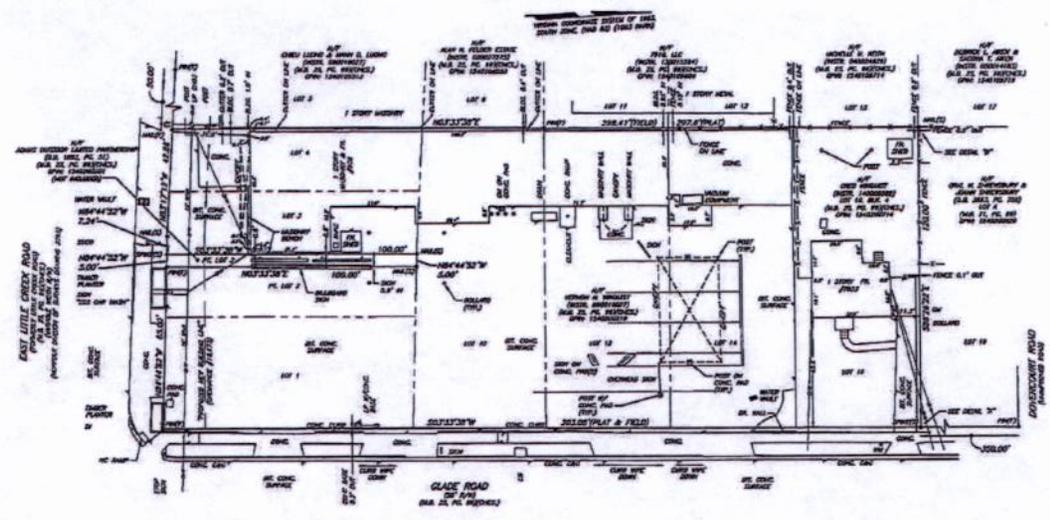
PROFERRED CONDITIONS

| | |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1) | The site shall be generally designed in accordance with the conceptual site plan, as prepared by "Blakeway Corporation" dated March 2, 2015, attached hereto and marked as "908 E. LITTLE CREEK ROAD CONCEPT PLAN" subject to any required revisions made during the Site Plan Review process. |
| 2) | |
| 3) | |
| 4) | |
| 5) | |
| 6) | |

Print name: Kent Wingvist Sign: Kent Wingvist 3-5-2015
(Applicant) (Date)

Print name: Greg Wingvist Sign: Greg Wingvist 3-5-2015
(Property Owner or Authorized Agent of Signature) (Date)

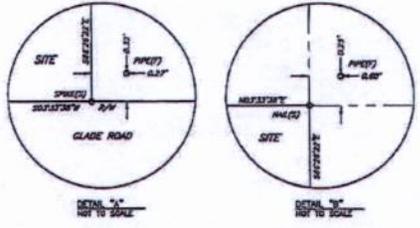
THIS IS TO CERTIFY THAT I OR MY DEPUTY HAS SURVEYED THE PROPERTY SHOWN ON THIS PLAN.



| SURVEY RECORD | | | |
|---------------|-------------|------|-----|
| NO. | DESCRIPTION | DATE | BY |
| 1 | ... | ... | ... |
| 2 | ... | ... | ... |
| 3 | ... | ... | ... |
| 4 | ... | ... | ... |
| 5 | ... | ... | ... |
| 6 | ... | ... | ... |
| 7 | ... | ... | ... |
| 8 | ... | ... | ... |
| 9 | ... | ... | ... |
| 10 | ... | ... | ... |
| 11 | ... | ... | ... |
| 12 | ... | ... | ... |
| 13 | ... | ... | ... |
| 14 | ... | ... | ... |
| 15 | ... | ... | ... |
| 16 | ... | ... | ... |
| 17 | ... | ... | ... |
| 18 | ... | ... | ... |
| 19 | ... | ... | ... |
| 20 | ... | ... | ... |
| 21 | ... | ... | ... |
| 22 | ... | ... | ... |
| 23 | ... | ... | ... |
| 24 | ... | ... | ... |
| 25 | ... | ... | ... |
| 26 | ... | ... | ... |
| 27 | ... | ... | ... |
| 28 | ... | ... | ... |
| 29 | ... | ... | ... |
| 30 | ... | ... | ... |
| 31 | ... | ... | ... |
| 32 | ... | ... | ... |
| 33 | ... | ... | ... |
| 34 | ... | ... | ... |
| 35 | ... | ... | ... |
| 36 | ... | ... | ... |
| 37 | ... | ... | ... |
| 38 | ... | ... | ... |
| 39 | ... | ... | ... |
| 40 | ... | ... | ... |
| 41 | ... | ... | ... |
| 42 | ... | ... | ... |
| 43 | ... | ... | ... |
| 44 | ... | ... | ... |
| 45 | ... | ... | ... |
| 46 | ... | ... | ... |
| 47 | ... | ... | ... |
| 48 | ... | ... | ... |
| 49 | ... | ... | ... |
| 50 | ... | ... | ... |

SURVEY NOTES

- S-1. THE MERIDIAN SOURCE AND COORDINATES FOR THIS SURVEY/PLAT ARE BASED ON THE CITY OF NORFOLK GEODETIC CONTROL, WHICH RELIES TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (GCS83) ZONE 18Q (83) (1983 HARN).
- S-2. THIS SURVEY/PLAT WAS PERFORMED/PREPARED WITHOUT THE BENEFIT OF A CURRENT AND COMPLETE TITLE SEARCH AND MAY NOT SHOW ANY/all EASES, ENCUMBRANCES, RESTRICTIONS, DISCREPANCIES, AND CURRENT RIGHTS-OF-WAY THAT MAY AFFECT THE SURVEYED AREA SHOWN.
- S-3. THIS SURVEY/PLAT DOES NOT INTEND TO DEPICT ANY UNDERGROUND UTILITIES, MICHANS, HAZARDOUS WASTE, AND OTHER ENVIRONMENTAL CONCERNS UNLESS OTHERWISE NOTED AND/OR SHOWN.
- S-4. THE PROPERTY SHOWN APPEARS TO FALL WITHIN FLOOD ZONING "X", ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF NORFOLK, VIRGINIA, MAP NUMBER 2106000001, MAP REVISED: SEPTEMBER 02, 2009.



| REVISION HISTORY | |
|------------------|-------------|
| NO. | DESCRIPTION |
| | |
| | |
| | |

PHYSICAL SURVEY
 OF
 LOTS 1, 3, 4, 10, 12, 14, 16, AND PT. LOT 2,
 BLOCK 4
 MAP OF BRIGHTWOOD FOREST
 (M.S. 25, PG. 93(CHESS))
 NORFOLK, VIRGINIA
 FOR
 OAK CORPORATION

Blakeway Corp.
 THE PROFESSIONAL SURVEYING AND MAPPING COMPANY
 10000 W. BROAD ST., SUITE 100, NORFOLK, VA 23510
 PHONE: 757.636.1111 FAX: 757.636.1112
 WWW.BLAKEWAYCORP.COM
 SCALE: 1" = 20'
 DATE: 05/06/14
 SHEET: 1 OF 3



**APPLICATION
SPECIAL EXCEPTION**

Special Exception for:

Date of application:

DESCRIPTION OF PROPERTY

Property location: (Street Number) (Street Name)

Existing Use of Property

Current Building Square Footage

Proposed Use

Proposed Square Footage

Proposed Hours of Operation:

Weekday From To

Friday From To

Saturday From To

Sunday From To

Trade Name of Business (If applicable)

DEPARTMENT OF CITY PLANNING
810 Union Street, Room 508
Norfolk, Virginia 23510
Telephone (757) 664-4752 Fax (757) 441-1569
(Revised January, 2015)

**Application
Special Exception
Page 2**

APPLICANT

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

1. Name of applicant: (Last) (First) (MI)

Mailing address of applicant (Street/P.O. Box):

(City) (State) (Zip Code)

Daytime telephone number of applicant (757) Fax (

E-mail address of applicant:

AUTHORIZED AGENT (if applicable)

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

2. Name of applicant: (Last) (First) (MI)

Mailing address of applicant (Street/P.O. Box):

(City) (State) (Zip Code)

Daytime telephone number of applicant () Fax ()

E-mail address of applicant:

PROPERTY OWNER

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

3. Name of property owner: (Last) (First) (MI)

Mailing address of property owner (Street/P.O. box):

(City) (State) (Zip Code)

Daytime telephone number of owner (757) email:

CIVIC LEAGUE INFORMATION

Civic League contact: Crossroads Civic League and South Bayview Civic League
Date(s) contacted: 2/12/15 and 2/23/15
Ward/Super Ward information: Ward 5 and Super Ward 6

CERTIFICATION:

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: Greg Wingquist Sign: Greg Wingquist 3-5-2015
(Property Owner or Authorized Agent of Signature) (Date)

Print name: Kent Wingquist Sign: Kent Wingquist 3-5-2015
(Applicant) (Date)

ONLY NEEDED IF APPLICABLE:

Print name: _____ Sign: _____
(Authorized Agent Signature) (Date)

Crossroads Civic League
Henry Brown, President
8051 Chesapeake Blvd
Norfolk, Va 23518

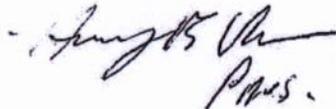
March 02, 2015

Kent,

I am writing this letter in support of your remodeling project, and rezoning of the residential property, located at 7923 Glade Rd, that you have adjacent to SSS Car Wash at 908 E. Little Creek Rd in Norfolk. After your presentation our civic league voted unanimous in favor of your plans to demolish the house next to you and expand your parking lot. We also like your plans to upgrade the front of your building and change the name to Coastal Breeze Car Wash. We look forward to seeing your new project completed, and know it will be a good addition to our neighborhood.

Thank you,

Henry Brown
President
Crossroads Civic League



Henry Brown
PMB

Roosevelt Area Civic League
8440 Mona Avenue
Norfolk, Virginia 23518

Norfolk Planning Commission
810 Union Street Room 508
Norfolk, Virginia 23510

Re: SSS Car Wash

April 20, 2015

Dear Planning Commission,

The Roosevelt Area Civic League Officer's and Board of Directors supports the proposal that SSS Car Wash will be bringing to the Planning Commission regarding the demolition of the house at 7923 Glade Road *and* the improvements of *their* business at 908 E Little Creek Road. SSS has been a member of our community since 1961 and a major player in developments along the Little Creek Road corridor. Over the years they have assisted other businesses in developing ways to enhance their appearance and we feel certain that the plans they have for this property will benefit not only the Little Creek Road corridor but also the entire city.

Paul Ballance
President
Roosevelt Area Civic League

cc: Kent Winquist
BOD file



South Bayview Civic League

Alden Heights • Cherokee Heights • Forest Park • South Bayview

March 14, 2015

Upon receiving information from Mr. Kent Winqvist regarding the future plans for his business location of the SSS Car Wash at 908 East Little Creek Road, I invited him to attend our regular monthly meeting on March 12th.

Mr. Winqvist presented his plans including the need for zoning change and use of the property at 7924 Glade Rd. Printed copies of the plans were made available for viewing.

Many of those present voiced personal support of the plans and how important the SSS Car Wash is to them personally. Most of the members attending are regular customers of the car wash as are many others in our community.

It was acknowledged by several members that Mr. Winqvist is now and has been a long time supporter of community organizations along East Little Creek Road, including our own. He has also been active in the East Little Creek Road Business Association and the newly formed East Little Creek Road Task Force.

With a show of hands we unanimously agreed to support Mr. Winqvist's plans for what will become the Coastal Breeze Car Wash.

Sincerely,

Peggy Russell, President

President
Peggy Russell
587-6514

Vice President
Paul Harrison
587-2902

Treasurer
Fred Holtz
588-0341

Secretary
Cheryl Holtz
588-0341

March 10, 2015

KENT WINQUIST

SSS CAR WASH/ COASTAL BREEZE CAR WASH

908 E. LITTLE CREEK ROAD

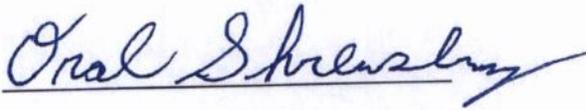
NORFOLK, VA 23518

To Whom It May Concern:

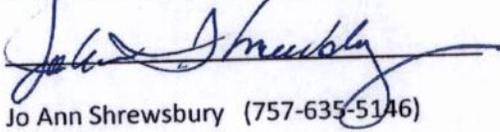
We have no objections to the development /plans for:

SSS CAR WASH/ COASTAL BREEZE CAR WASH.

Kent Winquist has shown us the drawing plans and explained the details of the expansion of the car wash, including the demolition of the neighboring house. The privacy fence and landscaping of the property beside of our home located at 7927 Glade Road, Norfolk, VA 23518



Oral Shrewsbury (757-635-5218)



Jo Ann Shrewsbury (757-635-5146)

[Print](#)

[Close](#)

SSS expansion

From: **Michelle Keith** (michellemk727@gmail.com)

Sent: Thu 4/16/15 10:46 AM

To: kentw45@hotmail.com

To whom it may concern:

I have no issues or concerns regarding the proposed SSS car wash expansion or rezoning at 7923 Glade Road.

Thanks,
Michelle Keith
7922 Merritt Street

4/16/2015